

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- March 22, 1967

Appeal No. 9126 Trustees, Church of Christ, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and carried, with Mr. Samuel Scrivener, Jr. absent, the following Order was entered at the meeting of the Board on March 28, 1967.

EFFECTIVE DATE OF ORDER - May 15, 1967

ORDERED:

That the appeal for permission to establish pre-school and kindergarten at 4801 - 16th Street, NW., lots 1 through 6 inclusive, 801,802, square 2708, be conditionally granted.

FINDINGS OF FACT:

- (1) The subject property is located in an R-1-B District
- (2) The Board made an exterior inspection of the property on March 21, 1967. The property is a large corner lot with an existing church building and a classroom building. There is a large fenced area adjacent to the church.
- (3) The church proposes to operate a pre-school and kindergarten during the day for neighborhood children. The school will operate from the existing facilities.
- (4) The children will range in age from 2 to 5 years with a maximum number of seventy (70) children. There will be groups of approximately 25 to 30 at a time.
- (5) The school will operate five (5) days a week during the hours from 8:30 a.m. to 5:00 p.m. There will be one teacher for each twelve children.
- (6) No transportation will be provided for the children by the church.

(7) Appellants state that the fenced play area on the church property is in excess of 110 feet by 60 feet, or 6,600 square feet. There is also indoor play area and the balance of the unfenced property.

(8) Appellants state that the day school is necessary and convenient to the neighborhood as there is no other comparable facility in the neighborhood. It will fulfill a vital need as the mothers of pre-school children will be able to seek and obtain remunerative employment.

(9) The record contains a petition signed by 17 persons from the neighborhood supporting this appeal. There was opposition registered at the public hearing. The file contains 4 letters opposing this appeal.

OPINION:

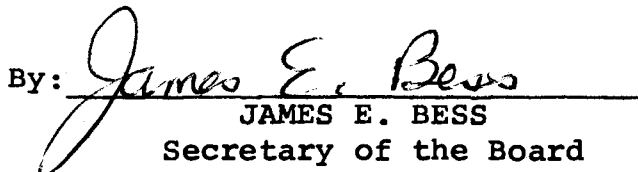
We are of the opinion that this proposed rpre-school and kindergarten is so located and the activities therein will be such that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of children, or other objectionable conditions. We are further of the opinion that this school is reasonably necessary and convenient to the neighborhood which it is proposed to serve.

The Order shall be subject to the following condition:

The majority of children in the school shall come from within a ten (10) block radius of the school premises.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: 
JAMES E. BESS
Secretary of the Board